



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE:	REFERENCE NUMBER:	SUBJECT:	PAGE:
06/16/2022	PZ-2022-02 Z-22-01	Adopt ordinance rezoning 0.27 acres of land, legally described as Lot 4, Block 2 of the Benbrook Estates Addition, Tarrant County, Benbrook, Texas from "B" One-Family District to "CR" Multiple-Family Restricted District and addressed as 207 San Angelo Avenue. The property is generally located south of the intersection of SW Loop 820 and San Angelo Avenue. [PUBLIC HEARING]	1 of 4

Request Type:	Rezoning
Site Description:	0.27 acres Lot 4, Block 2, Benbrook Estates Addition
Location:	207 San Angelo Avenue
Current Zoning District:	"B" One-Family District
Proposed Zoning District:	"CR" Multiple-Family Restricted District
Property Owner/ Applicant:	Steve Young Benbrook, TX

Background

In keeping with the City's Comprehensive Plan to establish medium density land uses (two-family attached) in the area, the applicant is requesting to rezone 207 San Angelo Ave., legally described as Lot 4, Block 2, Benbrook Estates Addition, from "B" One-Family District to "CR" Multiple-Family Restricted District.

Subject to approval, the applicant plans to raze the existing single-family dwelling and construct an attached two-family dwelling.

Lot 4, Block 2 was platted as part of the Benbrook Estates Addition in 1946 and, according to the Tarrant County Appraisal District, the existing single-family home was built in 1940.

Since adoption of the Comprehensive Plan supporting medium density within the Benbrook Estates subdivision, City Council has approved 12 rezoning requests to the "CR" District with the intent of building two-family dwellings.

Development Requirements

The comparisons of various dimensional and development zoning requirements for the "B" and "CR" districts are listed in the following table:

SUBMITTED BY:	DISPOSITION BY COUNCIL: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY: CITY SECRETARY
CITY MANAGER		DATE:

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Dimensional and Development Requirements	Current Zoning “B” One-Family District	Proposed Zoning “CR” Multiple-Family Restricted District
Min. Living Area	1,250sqft	750sqft per dwelling
Max. Height	35ft; 2 ½ stories	35ft; 2 ½ stories
Min. Front Yard Setback	25ft	25ft
Min. 2 nd Front Yard Setback	15ft Garages shall have a min. setback of 20ft	15ft Garages shall have a min. setback of 20ft
Min. Rear Yard Setback	20ft	20ft
Min. Side Yard Setback	5ft; a combined total of 15ft	10ft; each side yard
Min. Lot Width	70ft	70ft
Min. Lot Area 1. Interior Lot Corner Lot	1. 8,400sqft 10,080sqft	1. 8,400sqft 10,200sqft
2. Max. Lot Coverage	2. 45%	2. 45%
Min. Landscape Coverage	25%	25%
Canopy Tree	1 canopy tree (2-inch caliper) located within the front yard	1 canopy tree (2 inch-caliper) located within the front yard per dwelling
Min. Parking	2 spaces (9ft x 18ft) behind the front yard setback line	2 spaces (9ft x 18ft) per dwelling unit, behind the front yard setback line

Staff Analysis

The request is consistent with the City’s Comprehensive Plan:

- The Future Land Use Map (FLUM) designates this area for Medium-Density Residential (MDR), which provides for densities between 6.25 and 12.5 dwelling units per acre. The “CR” District is consistent with the MDR designation.
- The Comprehensive Plan advises that redevelopment within existing residential areas should be limited to similar residential density (Principle 3.4). While there are several single-family residences nearby, the FLUM identifies this area as appropriate for zoning districts compatible with the MDR designation, including a “CR” district. Over time, this area will see less single-family detached and more single-family attached homes, like duplexes, satisfying the expectation of creating similar residential densities.

The property conforms to the “CR” District minimum zoning dimensional standards:

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- Lot size: 11,900sqft; minimum 8,400sqft
- Lot width: 70ft; minimum 70ft

Non-conforming development:

- This property contains an existing single-family home, built in the 1940s. If rezoned to a “CR” district, the home will be considered non-conforming, as single-family residences are not an allowed use. It is the intent of the property owner to raze the existing structures and build a new two-family residential building (duplex).
- As stipulated by Section 17.100.070 of the zoning ordinance, “A building occupied by a non-conforming use that is destroyed by fire or the elements may not be reconstructed or rebuilt except to conform to provisions of this title. In the case of partial destruction by fire or other causes, not exceeding fifty percent of its value, the building inspector may issue a permit for reconstruction. If greater than fifty percent and less than total, the board of adjustment may grant permission for repair after a public hearing, having due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated non-conforming use and the conservation and preservation of property.”

Staff Recommendation

The Planning and Zoning Commission recommends that City Council approve the rezoning request number Z-22-01, rezoning Lot 4, Block 2, of the Benbrook Estates Addition from “B” One-Family District to “CR” Multiple-Family Restricted District.

Attachments

1. Ordinance
2. Property Survey
3. Zoning Map – Panel 10
4. Future Land Use Map – Panel 10
5. Aerial Map

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**UNAPPROVED MINUTES
OF THE MEETING OF THE CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 12, 2022**

IV. REPORTS OF CITY STAFF

A. Rezoning Request

- 1) Z-22-01 A request to rezone 0.27 acres of land, legally described as Lot 4, Block 2 of the Benbrook Estates Addition, Tarrant County, Benbrook, Texas from “B” One-Family District to “CR” Multiple-Family Restricted District and addressed as 207 San Angelo Avenue. The property is generally located south of the intersection of SW Loop 820 and San Angelo Avenue. [PUBLIC HEARING]

Doug Howard, City Planner, presented the staff report and recommended approval of the item to the Planning and Zoning Commission. Chair Valverde asked for an update on existing duplex development in the area. Mr. Howard provided an overview. The applicant, Steve Young, was available for questions.

The presiding officer asked for public comment. Angela Myers (206 #B San Angelo Avenue) expressed concern regarding on-street parking in front of residents’ mailboxes, fire hydrants and just having to deal with parked vehicles on San Angelo Avenue during school events and voting at the Lions Club. The presiding officer closed then the public comment period.

Commissioner Logan asked staff if there are city ordinances regulating on-street parking in front of mailboxes and fire hydrants? Mr. Howard stated there are regulations that limit parking near fire hydrants, but that he is unaware of anything pertaining to parking in front of mailboxes. Mr. Logan also asked if staff knew of how other cities handle these problems? Mr. Howard stated that cities typically establish minimum off-street parking requirements.

Commissioner Wallis asked for clarification of where the 25ft building setback is measured from and verification of the required parking behind the setback line? Mr. Howard stated the setback is measured from the property line and restated the parking requirements.

Motion by Commissioner Logan to recommend City Council approve rezoning request number Z-22-01, rezoning Lot 4, Block 2, of the Benbrook Estates Addition from “B” One-Family District to “CR” Multiple-Family Restricted District. Seconded by Commissioner Rodriguez. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Wallis, Ms. Rodriguez, and Mr. Farrar

Noes: Mr. Ellison

Abstain: None

Motion carried: 6 – 1 – 0